



BRS

Biennial Report Summary

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DRI #265 - LAKEWOOD CENTRE MANATEE COUNTY RYs 2008-10

On August 26, 2008, the Manatee County Board of County Commissioners rendered to the Tampa Bay Regional Planning Council (TBRPC) Ordinance No. 08-13, a Development Order adopted on August 5, 2008. The Development Order granted specific approval for only the first of a three-phase project owned by SMR North 70, LLC. The 697.4-acre mixed-use development is located along the north side of S.R. 70 between Lakewood Ranch Boulevard (to the west) and Pope Road (to the east), south of Malachite Drive and approximately two miles south of S.R. 64. The Development Order expires on December 31, 2020.

The following constitutes the approved phasing schedule:

LAND USE	PHASE 1 (2011)	PHASE 2* (2014)	PHASE 3* (2019)	TOTAL
RESIDENTIAL (UNITS)	900	2,000	775	3,675
(Multi-Family)	(900)	(1,800)	(539)	(3,239)
(Single-Family/Semi-Detached & Attached)	(0)	(200)	(236)	(436)
RETAIL (SQ. FT.)	460,000	542,000	772,000	1,774,000
OFFICE (SQ. FT.)	458,000	458,000	647,000	1,563,000
HOTEL (ROOMS)	300	0	0	300

* - Specific approval of Phases 2 & 3 is contingent upon further Section 380.06, F.S. transportation and air quality analyses and verification of water supply availability.

The Development Order has yet to be amended.

PROJECT STATUS

Development this Reporting Year: No development activity occurred during the reporting period.

Cumulative Development: No development activity occurred during the reporting to date.

Projected Development: No specific development activity has been identified.

SUMMARY OF DEVELOPMENT ORDER CONDITIONS

- As stated in Stipulation 3.B., Phases 2 & 3 are conceptually approved only. Specific approval of these phases is contingent upon further transportation and air quality analyses as well as a reanalysis of the affordable housing if additional non-residential is added and/or Rule 9J-2.0248, F.A.C. is modified regarding affordable housing. Verification of public utility capacity will also be required.

Condition 5.A.(6) obligates the Developer to additionally prepare a Transportation Systems Management Program as part of Phase 2 approval.

2. Condition 5.A.(1) identifies the Phase 1 transportation mitigation improvements required upon the generation of: 417; 432; 973; 1,055; 1,290; 1,380; 1,466; 1,932; 2,093; and 2,126 external p.m. peak hour trips. The improvements are not applicable at this time.
3. Within one year following issuance of the first Certificate of Occupancy or first Final Plat, the Developer shall initiate an annual traffic monitoring program to ensure that the 2,583 net external p.m. peak hour trips (i.e. 4,109 gross trips - 860 pass-by trips - 666 internal trips = 2,583 net external) is not surpassed. The results of such monitoring shall be included within all subsequent Annual Reports. This Condition is not yet applicable.
4. The Developer is required to submit: a *Preservation Area Management Plan* [Condition 5.B.(3)]; a *Habitat Management Plan* [Condition 5.B.(13)]; and a *Stormwater Management Plan* [Condition 5.E.(10)] early in the development schedule. These Conditions are not yet applicable.
5. The applicant or other responsible entities shall hire a licensed engineer to conduct annual inspections of the stormwater management systems on the project site to ensure that the system is being properly maintained in keeping with its design, and is capable of accomplishing the level of stormwater storage and treatment for which it was designed and intended. Inspection results shall be included in each Biennial DRI Report. [Condition 5.E.(11)]
6. The Developer shall provide within the project, or within an adjacent SMR-owned project, a number of residential units equal to 10% of the total number of residential units approved in Lakewood Centre Phases 1, 2, and 3 that qualify as workforce housing as identified in the Manatee County land Development Code. [Condition 5.M.]. The following shall be specifically included within each Biennial Report in this regard:
 - data showing the number and sale prices of WHUs sold within the development during the reporting period;
 - the current Manatee County Maximum Income Limits Table (only those units that have a sale price equal to or less than the maximum allowable home sales price shall be counted toward the required mitigation;
 - the overall ratio of WHU units provided to the number of residential units constructed.

DEVELOPER OF RECORD

SMR North 70 LLC, 14400 Covenant Way, Bradenton, FL 34202 is the firm responsible for adhering to the conditions of the Development Order.

DEVELOPMENT ORDER COMPLIANCE

The project appears to be proceeding in a manner consistent with the Development Order. Manatee County is responsible for ensuring compliance with the terms and conditions of the Development Order.